



TERRAFINA ANNOUNCES A DISTRIBUTION PAYMENT CORRESPONDING TO THE SECOND QUARTER 2013

Mexico City, August 23, 2013 – TerraFina (BMV: TERRA13), a real estate investment trust sponsored by Prudential Real Estate Investors dedicated to the acquisition, development, lease and management of industrial real estate assets in Mexico, today announced that according to the corresponding Prospectus and Supplements, will execute a cash payment on August 30, 2013, as an advanced distribution of taxable income to the holders of its *Certificados Bursátiles Fiduciarios Inmobiliarios* ("CBFIs"), for the amount of Ps.0.32887844321 per CBFI, for each of the 381,014,635 CBFIs outstanding, for a total payment of Ps.125,307,500 (one hundred and twenty five million, three hundred and seven thousand and five hundred 00/100 Mexican pesos).

The following are the relevant dates of this distribution:

Ex-dividend date	August 27, 2013
Record date	August 29, 2013
Payment date	August 30, 2013

Additionally, the implied value of TerraFina (TERRA13), as of June 30, 2013, is Ps.27.420095 per CBFI, below is the detail behind the calculation of the implied value of the company as of June 30, 2013:

Net contributions by trustees	9,900,603,728
Currency translation adjustment	464,270,596
Retaining earnings	82,583,453
Total net assets (net equity)	10,447,457,777
# of CBFIs outstanding	381,014,635
Implied value	27.420095

Source: TerraFina, Interim Consolidated Financial Statements 2Q13, figures in Mexican pesos

About the company

TerraFina (BMV:TERRA13) is a Mexican real estate investment trust formed primarily to acquire, develop, lease and manage real estate properties in Mexico. TerraFina's portfolio consists of attractive, strategically-located warehouses and other light manufacturing properties throughout the central, Bajío and northern regions of Mexico. It is internally managed by highly-qualified industry specialists and externally advised by PREI® Latin America.

TerraFina owns 145 real estate properties, including 132 developed industrial facilities with a collective GLA of approximately 20.06 million square feet and 13 land reserve parcels, designed to preserve the organic growth capability of the portfolio.

TerraFina's objective is to provide attractive risk-adjusted returns for the holders of its certificates through stable distributions and capital appreciations. TerraFina aims to achieve this objective through a successful performance of its industrial real estate and complementary properties, strategic acquisitions, access to a high level of institutional support, and to its management and corporate governance structure.

Additional information is available at www.terrafinafibra.com

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